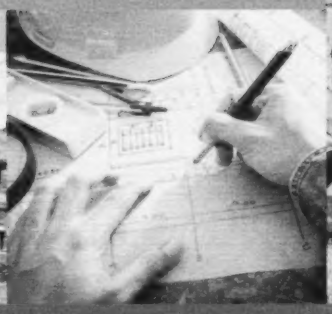
HOUSING MARKET INFORMATION

HOUSING NOW TABLES
Halifax CMA

Date Released: January 2017



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Publication Update!

CMHC's Market Analysis Centre (MAC) is currently undertaking a review of its products suite in order to better serve our clients. Some of CMHC's products are being revamped and other new products are in the planning stages.

As a result, the ***Housing Now*** report has become the ***Housing Now Tables*** and will continue to deliver timely statistics on housing market conditions across Canada, including data on housing starts, completions, mortgage rates, new home prices, absorption rates and economic indicators.

In addition, CMHC will be launching a new publication named the ***Housing Market Insight***. This publication will provide insights, analysis and information to support informed decision making within the housing and housing finance sectors. The ***Housing Market Insight*** will be released shortly.

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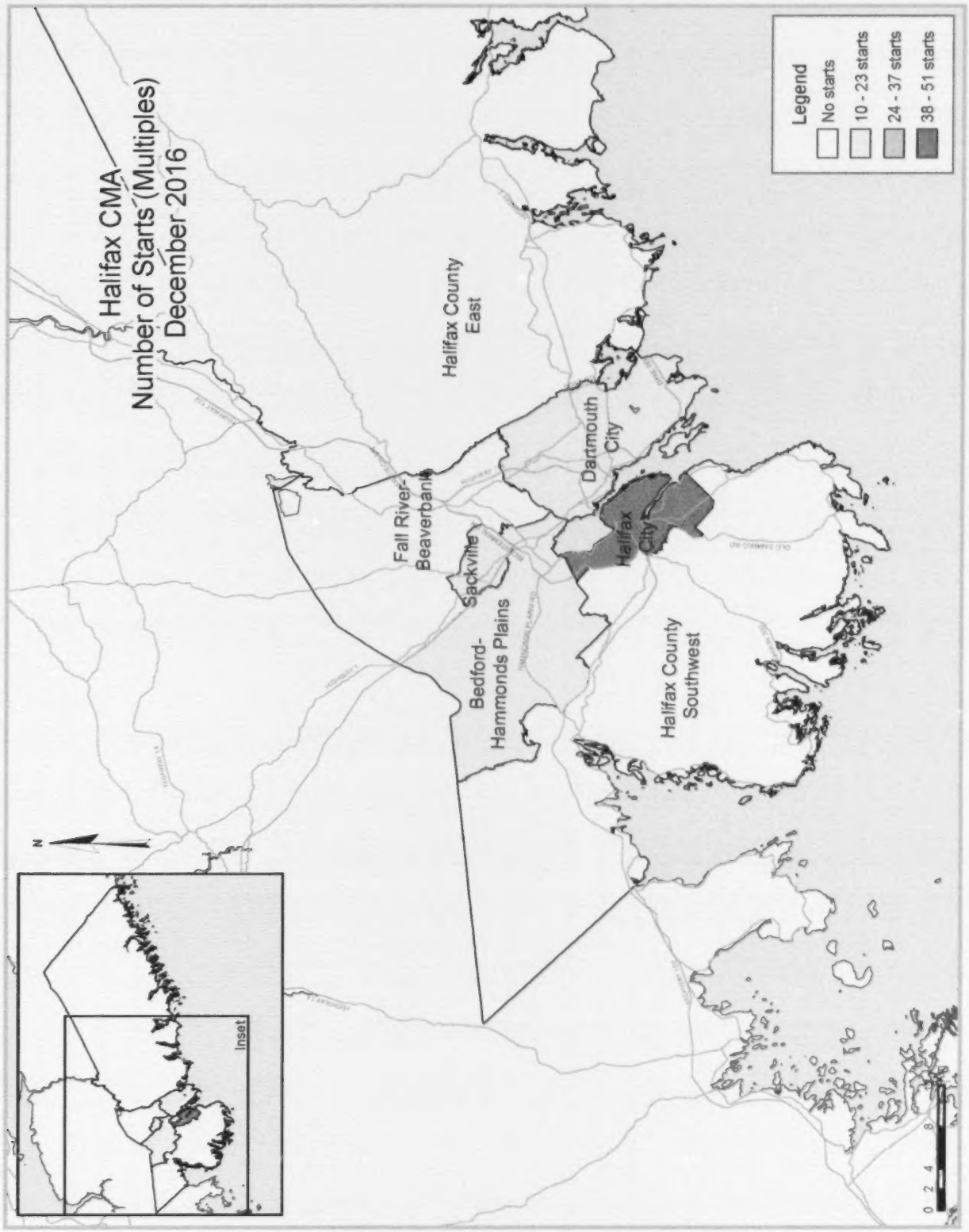
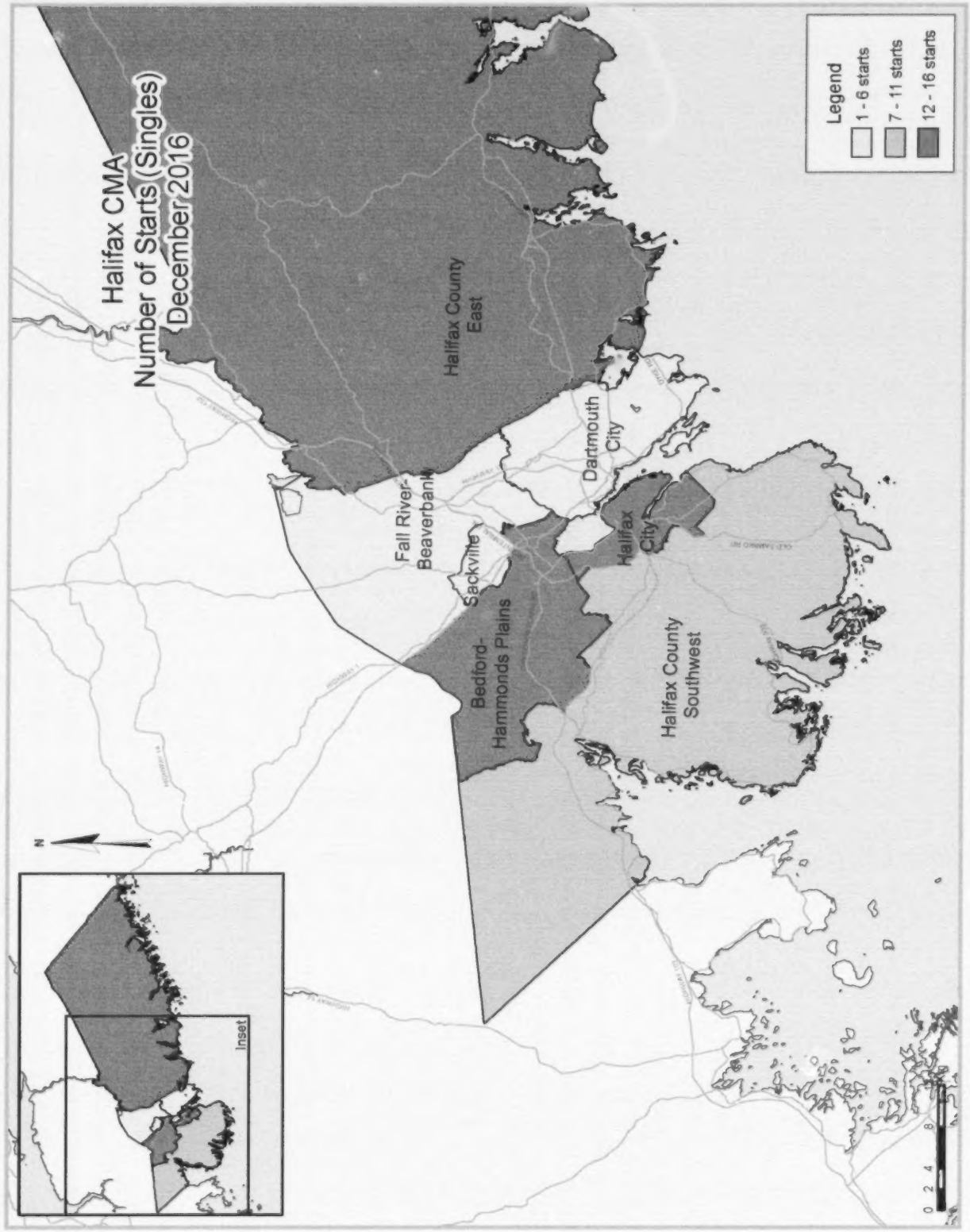
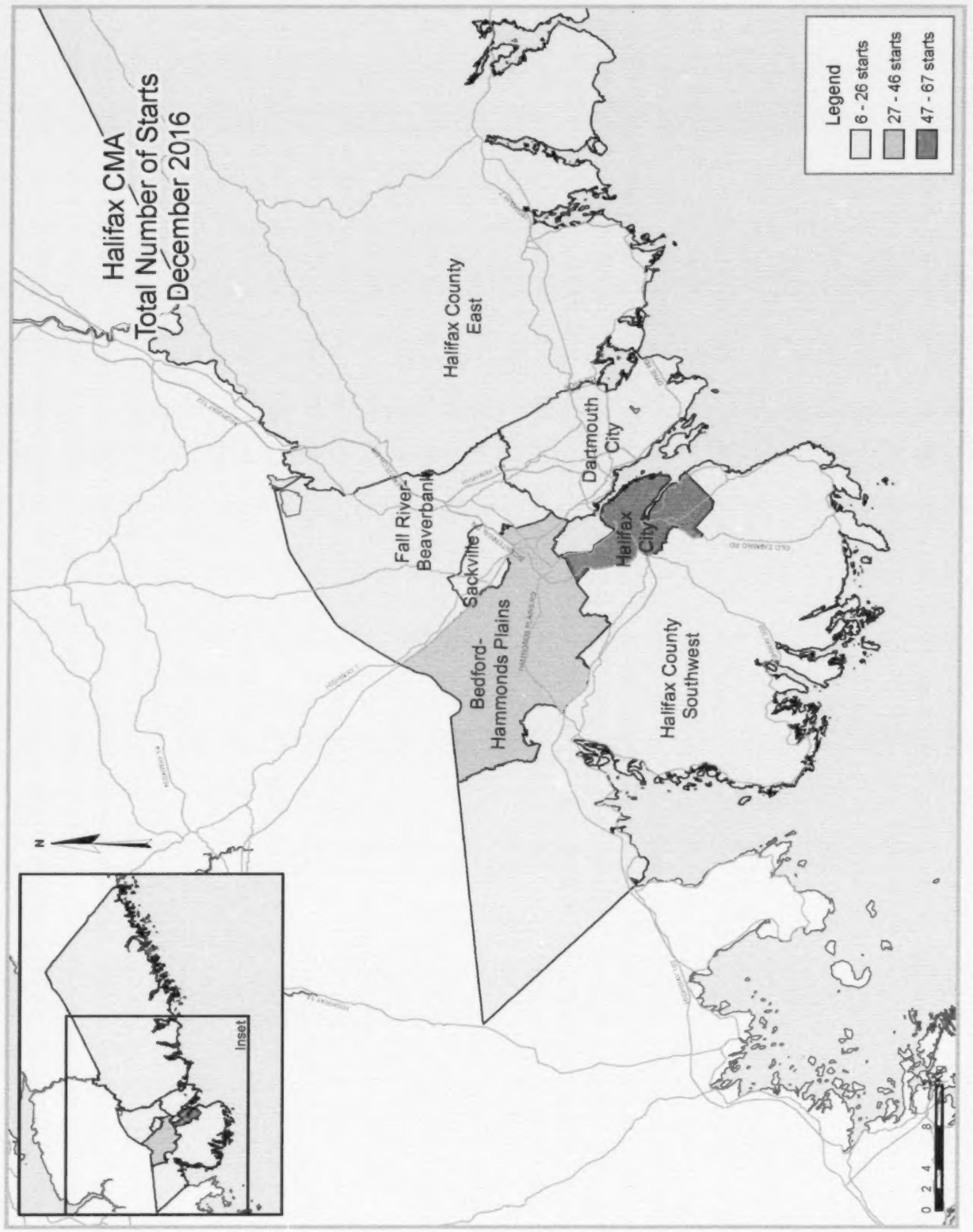
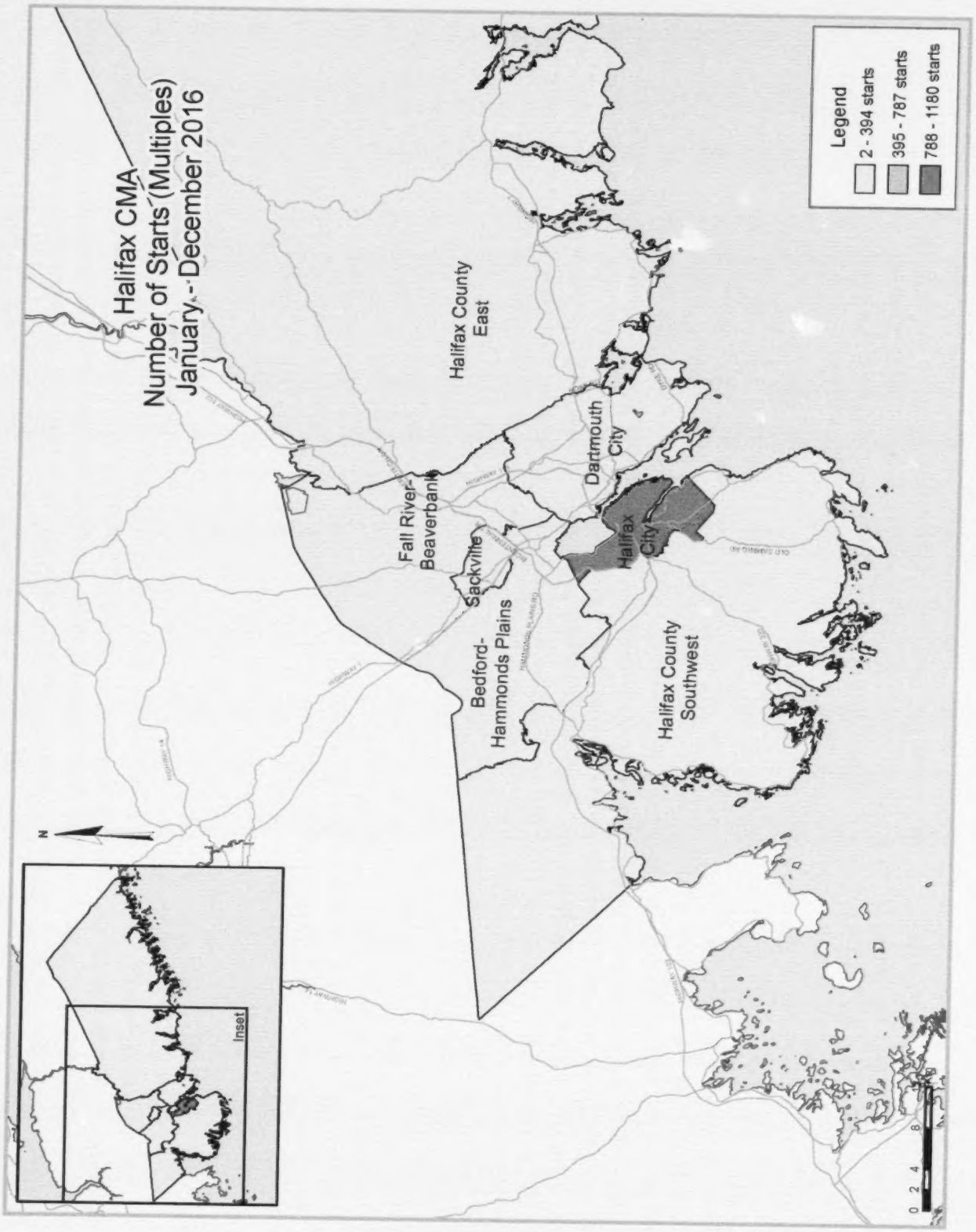
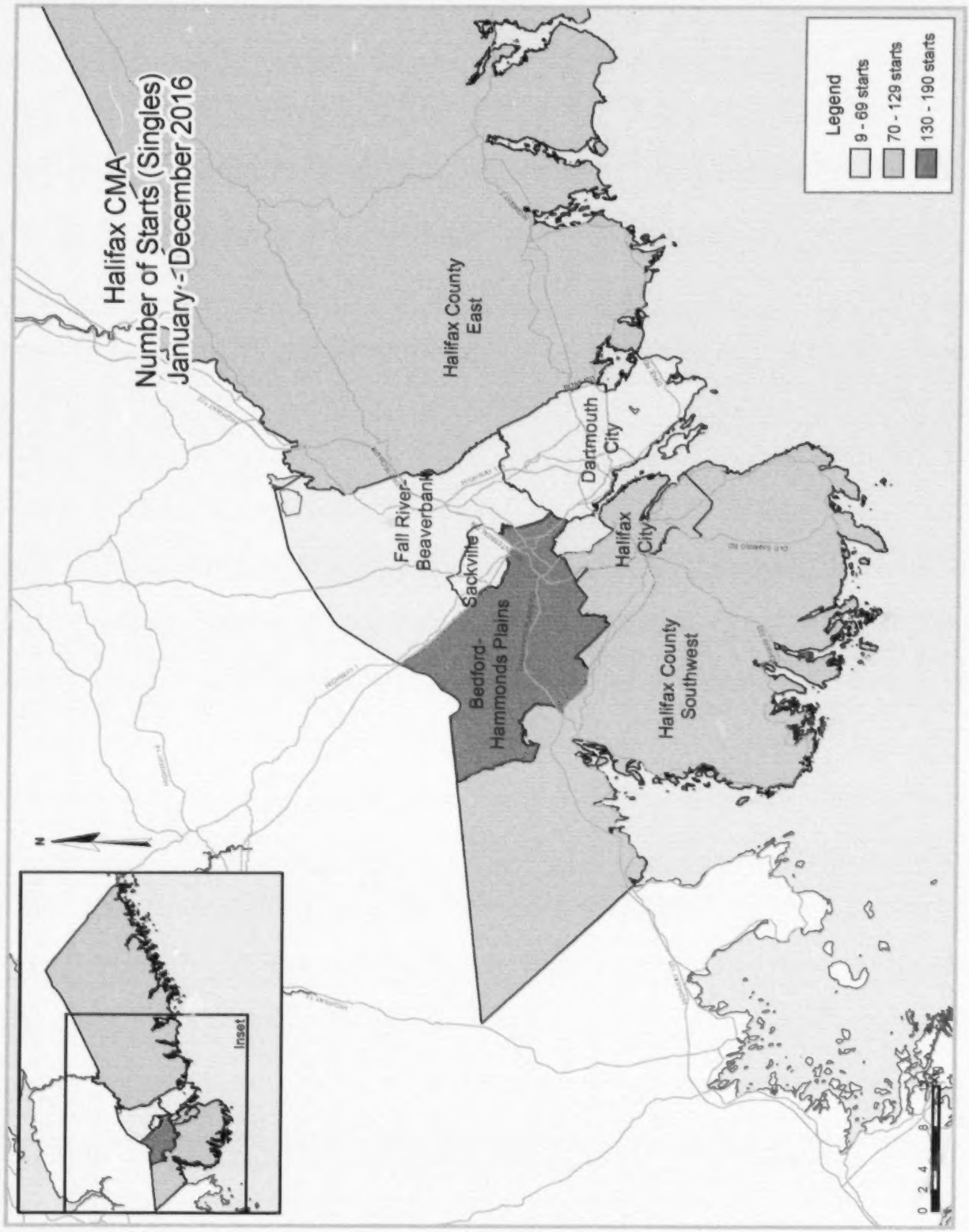
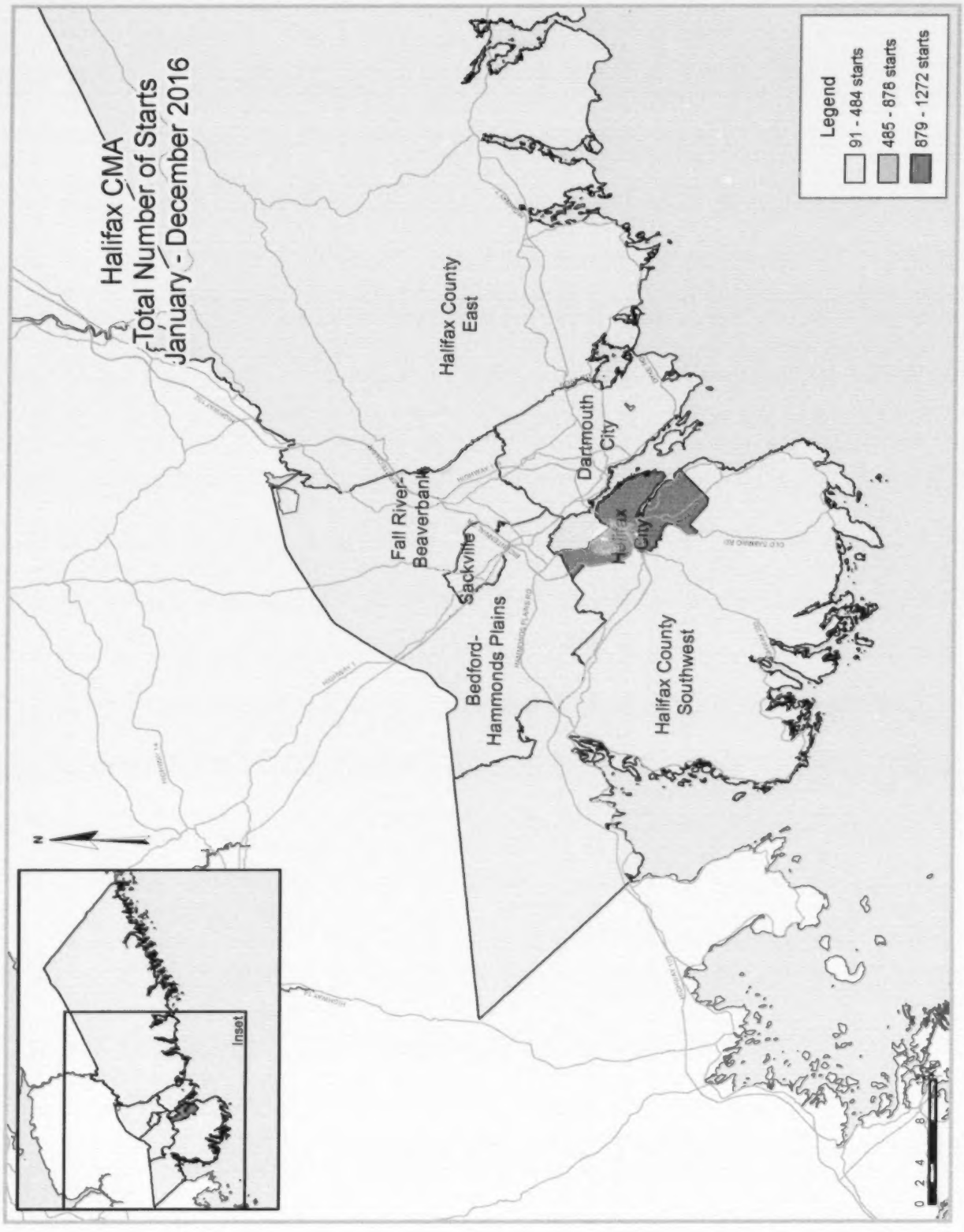

Halifax CMA
Number of Starts (Multiples)
December 2016
Legend
No starts
10 - 23 starts
24 - 37 starts
38 - 51 starts
Halifax County East
Dartmouth City
Halifax City
Fall River-Beaverbank
Sackville
Bedford-Hammonds Plains
Halifax County Southwest
Inset
N
0 2 4 8


Halifax CMA
Number of Starts (Singles)
December 2016
Legend
1 - 6 starts
7 - 11 starts
12 - 16 starts
Halifax County East
Dartmouth City
Fall River-Beaverbank
Sackville
Halifax City
Bedford-Hammonds Plains
Halifax County Southwest
Inset
N
0 2 4 8


Halifax CMA
Total Number of Starts
December 2016
Legend
6 - 26 starts
27 - 46 starts
47 - 67 starts
Halifax County East
Dartmouth City
Halifax City
Fall River-Beaverbank
Sackville
Bedford-Hammonds Plains
Halifax County Southwest
Inset
N
0 2 4 8


Halifax CMA
Number of Starts (Multiples)
January - December 2016
Legend
2 - 394 starts
395 - 787 starts
788 - 1180 starts
Halifax County East
Dartmouth City
Halifax City
Fall River-Beaverbank
Sackville
Bedford-Hammonds Plains
Halifax County Southwest
Inset
N
0 2 4 8


Halifax CMA
Number of Starts (Singles)
January - December 2016
Legend
9 - 69 starts
70 - 129 starts
130 - 190 starts
Halifax County East
Dartmouth City
Fall River-Beaverbank
Sackville
Halifax City
Bedford-Hammonds Plains
Halifax County Southwest
Inset
N
0 2 4 8


Halifax CMA
Total Number of Starts
January - December 2016
Legend
91 - 484 starts
485 - 878 starts
879 - 1272 starts
Halifax County East
Dartmouth City
Halifax City
Fall River-Beaverbank
Sackville
Bedford-Hammonds Plains
Halifax County Southwest
Inset
N
0 2 4 8

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Starts (SAAR and Trend) December 2016		
Halifax CMA[1]	November 2016	December 2016
Trend[2]	2,877	2,652
SAAR	2,885	1,902
	December 2015	December 2016
Actual		
December - Single-Detached	46	64
December - Multiples	7	92
December - Total	53	156
January to December - Single-Detached	425	567
January to December - Multiples	2,174	1,738
January to December - Total	2,599	2,305

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1: Housing Activity Summary of Halifax CMA
December 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
December 2016	54	34	9	0	0	49	10	0	156
December 2015	42	6	0	0	0	0	4	1	53
% Change	28.6	**	n/a	n/a	n/a	n/a	150.0	-100.0	194.3
Year-to-date 2016	510	148	93	1	0	295	91	1,167	2,305
Year-to-date 2015	394	70	68	3	2	378	57	1,484	2,599
% Change	29.4	111.4	36.8	-66.7	-100.0	-22.0	59.6	-21.4	-11.3
UNDER CONSTRUCTION									
December 2016	379	138	105	1	0	478	32	2,652	3,797
December 2015	305	68	107	0	0	544	30	2,305	3,526
% Change	24.3	102.9	-1.9	n/a	n/a	-12.1	6.7	15.1	7.7
COMPLETIONS									
December 2016	47	8	13	0	0	0	12	452	532
December 2015	52	8	10	0	0	0	3	8	81
% Change	-9.6	0.0	30.0	n/a	n/a	n/a	**	**	**
Year-to-date 2016	428	76	94	0	0	56	94	1,280	2,028
Year-to-date 2015	422	54	101	3	2	72	65	955	1,674
% Change	1.4	40.7	-6.9	-100.0	-100.0	-22.2	44.6	34.0	21.1
COMPLETED & NOT ABSORBED									
December 2016	67	10	22	0	0	51	n/a	n/a	150
December 2015	79	12	26	1	3	53	n/a	n/a	174
% Change	-15.2	-16.7	-15.4	-100.0	-100.0	-3.8	n/a	n/a	-13.8
ABSORBED									
December 2016	44	7	10	0	0	0	n/a	n/a	61
December 2015	50	8	12	0	0	3	n/a	n/a	73
% Change	-12.0	-12.5	-16.7	n/a	n/a	-100.0	n/a	n/a	-16.4
Year-to-date 2016	439	76	98	1	3	58	n/a	n/a	675
Year-to-date 2015	425	63	97	2	2	70	n/a	n/a	659
% Change	3.3	20.6	1.0	-50.0	50.0	-17.1	n/a	n/a	2.4

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
December 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Halifax City									
December 2016	16	2	0	0	0	49	0	0	67
December 2015	2	0	0	0	0	0	0	0	2
Dartmouth City									
December 2016	0	18	0	0	0	0	2	0	20
December 2015	5	4	0	0	0	0	1	0	10
Bedford-Hammonds Plains									
December 2016	11	4	9	0	0	0	4	0	28
December 2015	7	0	0	0	0	0	1	0	8
Sackville									
December 2016	0	10	0	0	0	0	1	0	11
December 2015	5	0	0	0	0	0	0	0	5
Fall River - Beaverbank									
December 2016	5	0	0	0	0	0	1	0	6
December 2015	4	2	0	0	0	0	0	1	7
Halifax County East									
December 2016	12	0	0	0	0	0	2	0	14
December 2015	11	0	0	0	0	0	0	0	11
Halifax County Southwest									
December 2016	10	0	0	0	0	0	0	0	10
December 2015	8	0	0	0	0	0	2	0	10
Halifax CMA									
December 2016	54	34	9	0	0	49	10	0	156
December 2015	42	6	0	0	0	0	4	1	53

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
December 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Halifax City									
December 2016	75	70	27	0	0	407	8	2,109	2,696
December 2015	40	20	45	0	0	434	0	1,589	2,128
Dartmouth City									
December 2016	25	34	26	0	0	71	0	60	216
December 2015	33	14	6	0	0	110	3	213	412
Bedford-Hammonds Plains									
December 2016	113	8	32	0	0	0	8	284	445
December 2015	52	6	16	0	0	0	5	163	309
Sackville									
December 2016	7	12	3	0	0	0	0	199	221
December 2015	17	2	35	0	0	0	0	256	365
Fall River - Beaverbank									
December 2016	34	8	3	0	0	0	16	0	61
December 2015	44	14	0	0	0	0	21	3	82
Halifax County East									
December 2016	52	4	9	0	0	0	0	0	77
December 2015	58	8	0	0	0	0	0	1	79
Halifax County Southwest									
December 2016	73	2	5	1	0	0	0	0	81
December 2015	61	4	5	0	0	0	1	80	151
Halifax CMA									
December 2016	379	138	105	1	0	478	32	2,652	3,797
December 2015	305	68	107	0	0	544	30	2,305	3,526

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
December 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Halifax City									
December 2016	9	2	4	0	0	0	0	142	157
December 2015	2	2	0	0	0	0	0	0	4
Dartmouth City									
December 2016	5	0	0	0	0	0	2	120	127
December 2015	5	2	0	0	0	0	1	8	16
Bedford-Hammonds Plains									
December 2016	5	0	3	0	0	0	6	190	204
December 2015	7	2	4	0	0	0	1	0	14
Sackville									
December 2016	0	0	6	0	0	0	1	0	7
December 2015	10	0	0	0	0	0	0	0	10
Fall River - Beaverbank									
December 2016	7	6	0	0	0	0	1	0	14
December 2015	6	2	0	0	0	0	0	0	8
Halifax County East									
December 2016	13	0	0	0	0	0	2	0	15
December 2015	15	0	0	0	0	0	0	0	15
Halifax County Southwest									
December 2016	8	0	0	0	0	0	0	0	8
December 2015	7	0	6	0	0	0	1	0	14
Halifax CMA									
December 2016	47	8	13	0	0	0	12	452	532
December 2015	52	8	10	0	0	0	3	8	81

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
December 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Halifax City									
December 2016	16	4	7	0	0	49	n/a	n/a	76
December 2015	14	5	11	0	0	51	n/a	n/a	81
Dartmouth City									
December 2016	14	0	6	0	0	0	n/a	n/a	20
December 2015	9	0	2	0	0	0	n/a	n/a	11
Bedford-Hammonds Plains									
December 2016	8	0	4	0	0	0	n/a	n/a	12
December 2015	17	0	2	0	0	0	n/a	n/a	19
Sackville									
December 2016	2	3	3	0	0	2	n/a	n/a	10
December 2015	10	3	6	0	0	2	n/a	n/a	21
Fall River - Beaverbank									
December 2016	9	3	0	0	0	0	n/a	n/a	12
December 2015	13	4	1	0	0	0	n/a	n/a	18
Halifax County East									
December 2016	7	0	0	0	0	0	n/a	n/a	7
December 2015	9	0	0	1	0	0	n/a	n/a	10
Halifax County Southwest									
December 2016	11	0	2	0	0	0	n/a	n/a	13
December 2015	7	0	4	0	3	0	n/a	n/a	14
Halifax CMA									
December 2016	67	10	22	0	0	51	n/a	n/a	150
December 2015	79	12	26	1	3	53	n/a	n/a	174

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
December 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Halifax City									
December 2016	9	1	5	0	0	0	n/a	n/a	15
December 2015	3	2	1	0	0	3	n/a	n/a	9
Dartmouth City									
December 2016	2	0	0	0	0	0	n/a	n/a	2
December 2015	6	2	0	0	0	0	n/a	n/a	8
Bedford-Hammonds Plains									
December 2016	5	1	2	0	0	0	n/a	n/a	8
December 2015	5	2	7	0	0	0	n/a	n/a	14
Sackville									
December 2016	1	0	3	0	0	0	n/a	n/a	4
December 2015	10	0	2	0	0	0	n/a	n/a	12
Fall River - Beaverbank									
December 2016	5	5	0	0	0	0	n/a	n/a	10
December 2015	4	2	0	0	0	0	n/a	n/a	6
Halifax County East									
December 2016	12	0	0	0	0	0	n/a	n/a	12
December 2015	15	0	0	0	0	0	n/a	n/a	15
Halifax County Southwest									
December 2016	10	0	0	0	0	0	n/a	n/a	10
December 2015	7	0	2	0	0	0	n/a	n/a	9
Halifax CMA									
December 2016	44	7	10	0	0	0	n/a	n/a	61
December 2015	50	8	12	0	0	3	n/a	n/a	73

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3: History of Housing Starts of Halifax CMA 2006 - 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2015	394	70	68	3	2	378	57	1,484	2,599
% Change	-18.8	0.0	-31.3	n/a	n/a	127.7	67.6	73.8	47.9
2014	485	70	99	0	0	166	34	854	1,757
% Change	-27.6	-41.7	-39.3	n/a	n/a	130.6	183.3	-39.1	-28.0
2013	670	120	163	0	0	72	12	1,402	2,439
% Change	-32.3	-35.5	41.7	-100.0	-100.0	-55.3	71.4	9.9	-11.4
2012	989	186	115	2	18	161	7	1,276	2,754
% Change	10.6	9.4	-21.2	n/a	50.0	2.5	-30.0	-18.5	-6.8
2011	894	170	146	0	12	157	10	1,565	2,954
% Change	-14.0	9.0	-2.7	n/a	n/a	60.2	150.0	66.0	23.6
2010	1,039	156	150	0	0	98	4	943	2,390
% Change	18.9	32.2	19.0	n/a	-100.0	22.5	**	81.7	37.9
2009	874	118	126	0	15	80	1	519	1,733
% Change	-25.7	9.3	-16.6	n/a	36.4	-45.2	-90.0	5.3	-17.3
2008	1,177	108	151	0	11	146	10	493	2,096
% Change	0.7	-34.9	24.8	n/a	-69.4	-51.0	-73.7	-25.4	-15.8
2007	1,169	166	121	0	36	298	38	661	2,489
% Change	10.8	7.8	-6.2	n/a	140.0	12.0	**	-25.0	-0.9
2006	1,055	154	129	0	15	266	11	881	2,511

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
December 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Dec 2016	Dec 2015	Dec 2016	Dec 2015	Dec 2016	Dec 2015	Dec 2016	Dec 2015	Dec 2016	Dec 2015	% Change
Halifax City	16	2	2	0	0	0	49	0	67	2	**
Dartmouth City	2	6	18	4	0	0	0	0	20	10	100.0
Bedford-Hammonds Plains	15	8	4	0	9	0	0	0	28	8	**
Sackville	1	5	10	0	0	0	0	0	11	5	120.0
Fall River - Beaverbank	6	4	0	2	0	0	0	1	6	7	-14.3
Halifax County East	14	11	0	0	0	0	0	0	14	11	27.3
Halifax County Southwest	10	10	0	0	0	0	0	0	10	10	0.0
Halifax CMA	64	46	34	6	9	0	49	1	156	53	194.3

Table 2.1: Starts by Submarket and by Dwelling Type
January - December 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	% Change
Halifax City	92	38	74	24	27	24	1,079	1,276	1,272	1,362	-6.6
Dartmouth City	37	36	32	10	26	6	60	234	155	286	-45.8
Bedford-Hammonds Plains	190	68	10	8	36	10	195	230	431	316	36.4
Sackville	9	49	14	2	7	28	127	261	157	340	-53.8
Fall River - Beaverbank	57	67	12	14	23	29	1	3	93	113	-17.7
Halifax County East	78	76	4	10	9	0	0	1	91	87	4.6
Halifax County Southwest	104	91	2	4	0	0	0	0	106	95	11.6
Halifax CMA	567	425	148	72	128	97	1,462	2,005	2,305	2,599	-11.3

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
December 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Dec 2016	Dec 2015	Dec 2016	Dec 2015	Dec 2016	Dec 2015	Dec 2016	Dec 2015
Halifax City	0	0	0	0	49	0	0	0
Dartmouth City	0	0	0	0	0	0	0	0
Bedford-Hammonds Plains	9	0	0	0	0	0	0	0
Sackville	0	0	0	0	0	0	0	0
Fall River - Beaverbank	0	0	0	0	0	0	0	1
Halifax County East	0	0	0	0	0	0	0	0
Halifax County Southwest	0	0	0	0	0	0	0	0
Halifax CMA	9	0	0	0	49	0	0	1

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - December 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Halifax City	16	24	11	0	295	378	784	898
Dartmouth City	26	6	0	0	0	0	60	213
Bedford-Hammonds Plains	32	10	4	0	0	0	195	163
Sackville	7	28	0	0	0	0	127	206
Fall River - Beaverbank	3	0	20	29	0	0	1	3
Halifax County East	9	0	0	0	0	0	0	1
Halifax County Southwest	0	0	0	0	0	0	0	0
Halifax CMA	93	68	35	29	295	378	1,167	1,484

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
December 2016

Submarket	Freehold		Condominium		Rental		Total*	
	Dec 2016	Dec 2015	Dec 2016	Dec 2015	Dec 2016	Dec 2015	Dec 2016	Dec 2015
Halifax City	18	2	49	0	0	0	67	2
Dartmouth City	18	9	0	0	2	1	20	10
Bedford-Hammonds Plains	24	7	0	0	4	1	28	8
Sackville	10	5	0	0	1	0	11	5
Fall River - Beaverbank	5	6	0	0	1	1	6	7
Halifax County East	12	11	0	0	2	0	14	11
Halifax County Southwest	10	8	0	0	0	2	10	10
Halifax CMA	97	48	49	0	10	5	156	53

Table 2.5: Starts by Submarket and by Intended Market
January - December 2016

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Halifax City	180	85	295	378	797	899	1,272	1,362
Dartmouth City	90	44	0	0	65	221	155	286
Bedford-Hammonds Plains	201	77	0	0	230	172	431	316
Sackville	26	78	0	0	131	207	157	340
Fall River - Beaverbank	65	79	0	0	28	34	93	113
Halifax County East	87	80	0	5	4	2	91	87
Halifax County Southwest	102	89	1	0	3	6	106	95
Halifax CMA	751	532	296	383	1,258	1,541	2,305	2,599

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
December 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Dec 2016	Dec 2015	Dec 2016	Dec 2015	Dec 2016	Dec 2015	Dec 2016	Dec 2015	Dec 2016	Dec 2015	% Change
Halifax City	9	2	2	2	4	0	142	0	157	4	**
Dartmouth City	7	6	0	2	0	0	120	8	127	16	**
Bedford-Hammonds Plains	11	8	0	2	3	4	190	0	204	14	**
Sackville	1	10	0	0	6	0	0	0	7	10	-30.0
Fall River - Beaverbank	8	6	6	2	0	0	0	0	14	8	75.0
Halifax County East	15	15	0	0	0	0	0	0	15	15	0.0
Halifax County Southwest	8	8	0	0	0	6	0	0	8	14	-42.9
Halifax CMA	59	55	8	8	13	10	452	8	532	81	**

Table 3.1: Completions by Submarket and by Dwelling Type
January - December 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	% Change
Halifax City	56	38	24	24	37	64	586	458	703	584	20.4
Dartmouth City	47	37	10	4	6	4	285	253	348	298	16.8
Bedford-Hammonds Plains	127	45	10	8	25	28	380	75	542	156	**
Sackville	19	69	4	0	33	5	0	175	56	249	-77.5
Fall River - Beaverbank	67	66	18	16	25	29	4	65	114	176	-35.2
Halifax County East	83	94	6	2	0	0	1	0	90	96	-6.3
Halifax County Southwest	91	97	4	2	0	15	80	1	175	115	52.2
Halifax CMA	490	446	76	56	126	145	1,336	1,027	2,028	1,674	21.1

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
December 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Dec 2016	Dec 2015	Dec 2016	Dec 2015	Dec 2016	Dec 2015	Dec 2016	Dec 2015
Halifax City	4	0	0	0	0	0	142	0
Dartmouth City	0	0	0	0	0	0	120	8
Bedford-Hammonds Plains	3	4	0	0	0	0	190	0
Sackville	6	0	0	0	0	0	0	0
Fall River - Beaverbank	0	0	0	0	0	0	0	0
Halifax County East	0	0	0	0	0	0	0	0
Halifax County Southwest	0	6	0	0	0	0	0	0
Halifax CMA	13	10	0	0	0	0	452	8

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - December 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Halifax City	33	48	4	16	56	72	530	386
Dartmouth City	6	4	0	0	0	0	285	253
Bedford-Hammonds Plains	22	20	3	8	0	0	380	75
Sackville	33	5	0	0	0	0	0	175
Fall River - Beaverbank	0	9	25	20	0	0	4	65
Halifax County East	0	0	0	0	0	0	1	0
Halifax County Southwest	0	15	0	0	0	0	80	1
Halifax CMA	94	101	32	44	56	72	1,280	955

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market December 2016								
Submarket	Freehold		Condominium		Rental		Total*	
	Dec 2016	Dec 2015	Dec 2016	Dec 2015	Dec 2016	Dec 2015	Dec 2016	Dec 2015
Halifax City	15	4	0	0	142	0	157	4
Dartmouth City	5	7	0	0	122	9	127	16
Bedford-Hammonds Plains	8	13	0	0	196	1	204	14
Sackville	6	10	0	0	1	0	7	10
Fall River - Beaverbank	13	8	0	0	1	0	14	8
Halifax County East	13	15	0	0	2	0	15	15
Halifax County Southwest	8	13	0	0	0	1	8	14
Halifax CMA	68	70	0	0	464	11	532	81

Table 3.5: Completions by Submarket and by Intended Market January - December 2016								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Halifax City	111	109	56	72	536	403	703	584
Dartmouth City	56	40	0	0	292	258	348	298
Bedford-Hammonds Plains	126	67	0	0	416	89	542	156
Sackville	51	73	0	0	5	176	56	249
Fall River - Beaverbank	78	89	0	0	36	87	114	176
Halifax County East	85	90	0	5	5	1	90	96
Halifax County Southwest	91	109	0	0	84	6	175	115
Halifax CMA	598	577	56	77	1,374	1,020	2,028	1,674

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
December 2016

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $300,000		$300,000 - $399,999		$400,000 - $449,999		$450,000 - $549,999		$550,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Halifax City													
December 2016	0	0.0	1	11.1	6	66.7	2	22.2	0	0.0	9	-	446,935
December 2015	0	0.0	0	0.0	0	0.0	1	33.3	2	66.7	3	-	-
Year-to-date 2016	1	1.9	11	21.2	17	32.7	11	21.2	12	23.1	52	-	446,935
Year-to-date 2015	7	18.4	7	18.4	2	5.3	9	23.7	13	34.2	38	-	-
Dartmouth City													
December 2016	0	0.0	1	50.0	0	0.0	1	50.0	0	0.0	2	-	-
December 2015	2	33.3	1	16.7	0	0.0	1	16.7	2	33.3	6	-	-
Year-to-date 2016	5	14.3	14	40.0	6	17.1	4	11.4	6	17.1	35	-	-
Year-to-date 2015	10	27.8	3	8.3	7	19.4	8	22.2	8	22.2	36	-	-
Bedford-Hammonds Plains													
December 2016	0	0.0	1	20.0	1	20.0	3	60.0	0	0.0	5	-	-
December 2015	0	0.0	1	20.0	2	40.0	1	20.0	1	20.0	5	-	-
Year-to-date 2016	0	0.0	11	10.7	24	23.3	45	43.7	23	22.3	103	-	523,031
Year-to-date 2015	2	5.6	6	16.7	7	19.4	11	30.6	10	27.8	36	-	-
Sackville													
December 2016	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	-	-
December 2015	0	0.0	6	60.0	1	10.0	0	0.0	3	30.0	10	395,000	475,890
Year-to-date 2016	0	0.0	8	38.1	0	0.0	10	47.6	3	14.3	21	-	502,950
Year-to-date 2015	2	3.2	24	38.1	8	12.7	21	33.3	8	12.7	63	395,000	480,153
Fall River - Beaverbank													
December 2016	2	40.0	2	40.0	1	20.0	0	0.0	0	0.0	5	-	-
December 2015	1	25.0	2	50.0	0	0.0	0	0.0	1	25.0	4	-	-
Year-to-date 2016	11	16.9	22	33.8	8	12.3	11	16.9	13	20.0	65	-	437,010
Year-to-date 2015	13	17.6	28	37.8	10	13.5	11	14.9	12	16.2	74	-	441,827
Halifax County East													
December 2016	8	66.7	3	25.0	1	8.3	0	0.0	0	0.0	12	-	222,400
December 2015	10	66.7	4	26.7	0	0.0	0	0.0	1	6.7	15	-	260,945
Year-to-date 2016	40	49.4	24	29.6	6	7.4	6	7.4	5	6.2	81	-	269,104
Year-to-date 2015	52	58.4	24	27.0	2	2.2	8	9.0	3	3.4	89	-	281,696
Halifax County Southwest													
December 2016	1	10.0	2	20.0	0	0.0	4	40.0	3	30.0	10	-	-
December 2015	2	28.6	4	57.1	0	0.0	1	14.3	0	0.0	7	-	-
Year-to-date 2016	13	15.7	24	28.9	13	15.7	15	18.1	18	21.7	83	-	455,432
Year-to-date 2015	12	13.5	30	33.7	14	15.7	18	20.2	15	16.9	89	-	442,750
Halifax CMA													
December 2016	11	25.0	10	22.7	9	20.5	10	22.7	4	9.1	44	-	396,226
December 2015	15	30.0	18	36.0	3	6.0	4	8.0	10	20.0	50	375,000	399,619
Year-to-date 2016	70	15.9	114	25.9	74	16.8	102	23.2	80	18.2	440	430,000	459,053
Year-to-date 2015	98	23.1	122	28.7	50	11.8	86	20.2	69	16.2	425	387,500	441,294

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units December 2016						
Submarket	Dec 2016	Dec 2015	% Change	YTD 2016	YTD 2015	% Change
Halifax City	446,935	-	n/a	446,935	-	n/a
Dartmouth City	-	-	n/a	-	-	n/a
Bedford-Hammonds Plains	-	-	n/a	523,031	-	n/a
Sackville	-	475,890	n/a	502,950	480,153	4.7
Fall River - Beaverbank	-	-	n/a	437,010	441,827	-1.1
Halifax County East	222,400	260,945	-14.8	269,104	281,696	-4.5
Halifax County Southwest	-	-	n/a	455,432	442,750	2.9
Halifax CMA	396,226	399,619	-0.8	459,053	441,294	4.0

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity by Submarket

Submarket	December 2016				December 2015				% Change			
	Sales	Average Sale Price ($)	Average Days on Market	Active Listings	Sales	Average Sale Price ($)	Average Days on Market	Active Listings	Sales	Average Sale Price	Average Days on Market	Active Listings
Halifax City	72	333,539	96	646	47	352,843	99	667	53.2	-5.5	-3.0	-3.1
Dartmouth City	61	234,969	110	568	59	213,135	112	548	3.4	10.2	-1.8	3.6
Bedford-Hammonds Plains	39	354,470	97	415	40	415,664	106	486	-2.5	-14.7	-8.5	-14.6
Sackville	16	195,769	74	163	11	186,391	142	238	45.5	5.0	-47.9	-31.5
Halifax County Southwest	21	266,219	90	277	18	260,667	134	336	16.7	2.1	-32.8	-17.6
Halifax County East	16	215,681	108	200	19	210,695	115	221	-15.8	2.4	-6.1	-9.5
Outside Halifax-Dartmouth Board	15	192,533	177	203	20	196,920	101	226	-25.0	-2.2	75.2	-10.2
Fall River-Beaver Bank	17	325,126	108	276	9	298,711	141	327	88.9	8.8	-23.4	-15.6
Halifax CMA	257	283,117	104	2748	223	283,217	112	3049	15.2	0.0	-7.1	-9.9

Submarket	Year-to-date 2016				Year-to-date 2015				% Change			
	Sales	Average Sale Price ($)	Average Days on Market	Sales to New Listings Ratio	Sales	Average Sale Price ($)	Average Days on Market	Sales to New Listings Ratio	Sales	Average Sale Price	Average Days on Market	
Halifax City	1,296	346,405	99		1,143	358,144	96		13.4	-3.3	3.1	
Dartmouth City	1,232	239,779	80		1,199	239,164	81		2.8	0.3	-1.2	
Bedford-Hammonds Plains	741	380,181	112		608	363,577	132		21.9	4.6	-15.2	
Sackville	397	199,396	97		330	211,637	100		20.3	-5.8	-3.0	
Halifax County Southwest	447	276,770	99		384	268,233	103		16.4	3.2	-3.9	
Halifax County East	308	204,847	110		290	203,932	125		6.2	0.4	-12.0	
Outside Halifax-Dartmouth Board	328	207,480	110		293	193,709	118		11.9	7.1	-6.8	
Fall River-Beaver Bank	377	293,966	96		325	282,027	102		16.0	4.2	-5.9	
Halifax CMA	5,126	286,951	97	47%	4,572	283,895	101	36%	12.1	1.1	-4.0	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

Source: Nova Scotia Association of REALTORS®

Table 6: Economic Indicators
December 2016

		Interest Rates			NHPI, Total, Halifax CMA 2007=100	CPI, 2002 =100	Halifax Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2015	January	570	3.14	4.79	118.0	125.8	227	6.1	70.0	864
	February	567	2.89	4.74	118.5	126.9	226	6.3	69.7	870
	March	567	2.89	4.74	118.6	128.4	225	6.5	69.2	864
	April	561	2.89	4.64	118.6	128.3	222	6.8	68.7	866
	May	561	2.89	4.64	118.7	128.9	221	7.0	68.4	867
	June	561	2.89	4.64	118.9	128.9	221	6.6	68.1	881
	July	561	2.89	4.64	118.8	128.9	223	6.2	68.2	886
	August	561	2.89	4.64	118.8	128.8	225	5.8	68.2	879
	September	561	2.89	4.64	118.8	128.4	226	5.9	68.8	869
	October	561	2.89	4.64	118.9	128.8	226	5.9	68.6	860
	November	561	3.14	4.64	118.4	128.1	224	6.1	68.2	860
	December	561	3.14	4.64	118.6	127.7	223	6.2	67.9	865
2016	January	561	3.14	4.64	118.6	128.2	223	6.5	68.0	876
	February	561	3.14	4.64	118.6	128.4	223	6.8	68.1	888
	March	561	3.14	4.64	118.6	129.0	223	7.2	68.4	899
	April	561	3.14	4.64	118.6	129.9	225	7.0	68.6	891
	May	561	3.14	4.64	118.7	130.5	227	6.4	68.7	884
	June	561	3.14	4.64	118.7	130.6	228	5.6	68.5	881
	July	567	3.14	4.74	119.1	130.1	228	5.4	68.2	890
	August	567	3.14	4.74	119.1	130.1	228	5.6	68.3	892
	September	561	3.14	4.64	119.1	130.6	227	5.8	68.0	891
	October	561	3.14	4.64	119.7	130.5	226	6.0	67.8	888
	November	561	3.14	4.64	119.9	129.8	226	5.9	67.7	888
	December	561	3.14	4.64		129.5	226	6.1	67.6	880

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2011 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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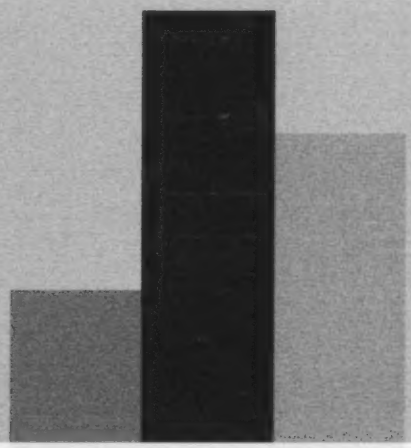

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